STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF June, 2020.

NOTARY PUBLIC

My Commission expires:

ASHLEY OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
COMMISSION EXPIRES 12-4-2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060006

Address of New Owner
Akash J. Patel and
Haley Ann Burnette
6723 Sunnywood Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
181-02-0B-012.00
CO

Karen Johnson Davidson County
Batch# 427216 DEEDWARR
06/26/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $969.03
20200626-0069557

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Merritt L. Upton, a single woman,** hereinafter called the **GRANTOR**, have/has bargained and sold, and by these presents do transfer and convey unto **Akash J. Patel, a single man and Haley Ann Burnette, a single woman,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 12 as shown on the Final Plat of Sugar Valley Place, Section One, of record in Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Merritt L. Upton, a single woman, by Warranty Deed from Bruce Upton and Britan Upton, husband and wife, dated 08/24/2017 and recorded on 08/30/2017 in Instrument No. 20170830-0089388, Register's Office for Davidson County, Tennessee.

This is property generally located:
6723 Sunnywood Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20140331-0026154, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140228-0017500, and amended in Instrument No. 20141121-0107438, said Register's Office.
4. Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20141112-0104120, said Register's Office.
5. Right-of-Way Easement of record in Book 2203, Page 579, said Register's Office.
6. Gulf Interstate GAs Company to the Columbia Gas System of record in Book 2875, Page 299, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Merritt L. Upton** has/have caused this instrument to be executed, this the 25 day of June, 2020.

Merritt Upton

Merritt L. Upton

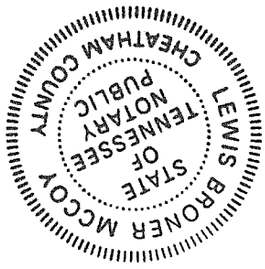
STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Merritt L. Upton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25 day of June, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC



Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner